

# HoldenCopley

PREPARE TO BE MOVED

Green Lane, Clifton, Nottinghamshire NG11 9AX

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Guide Price £160,000 - £170,000

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WELL PRESENTED FIRST TIME OR FAMILY HOME...

This three bedroom terraced house is the perfect purchase for any first time or family buyer as it offers spacious accommodation whilst being well presented and has great potential. Situated on a popular road, less than a five minute walk to various shops, excellent bus links and local amenities. To the ground floor is an entrance hall with a W/C, a spacious lounge diner and a modern kitchen. The first floor carries three good sized bedrooms serviced by a shower room suite. Outside there are generous sized gardens to the front and rear of the property along with an outhouse building. This property benefits from having plenty of storage space and off road parking.

MUST BE VIEWED







- Terraced House
- Three Bedrooms
- Spacious Lounge Diner
- Modern Kitchen
- Ground Floor W/C
- Shower Room Suite
- Plenty Of Storage Space
- Generous Sized Gardens
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, a wall mounted thermostat, a UPVC double glazed frosted glass window, a radiator, carpeted stairs and provides access into the accommodation

W/C

This space has a low level flush WC, floor to ceiling tiles and a UPVC double glazed window

Kitchen

9'3" x 13'8" (2.83 x 4.19)

The kitchen has a range of base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven, a gas hob with an extractor fan, space and plumbing for a washing machine, an under stair pantry cupboard, tiled splash back, tiled flooring, a radiator, a UPVC double glazed window to the rear elevation and a single door providing access to the garden

Lounge / Diner

11'1" x 19'7" (3.38 x 5.99)

The lounge diner has a UPVC double glazed window to the front and rear elevation, a TV point, coving to the ceiling, tiled flooring, a recessed chimney breast with a feature fireplace and a solid wood mantelpiece, two radiators and a single french door providing access to the garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a loft hatch, two built in cupboards and provides access to the first floor accommodation

Bedroom One

11'4" x 10'11" (3.47 x 3.35)

The main bedroom has a UPVC double glazed bay window to the front elevation, carpeted flooring and a built in cupboard

Bedroom Two

8'5" x 10'10" (2.59 x 3.31)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, stripped wooden flooring and fitted wardrobes with over the bed storage units

Bedroom Three

13'9" x 8'6" (4.20 x 2.61)

The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and a built in cupboard

Shower Room

6'4" x 5'4" (1.94 x 1.63)

This space has a floating wash basin, a walk in shower enclosure, floor to ceiling tiles, a radiator and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a gravelled garden with hedged borders

Rear

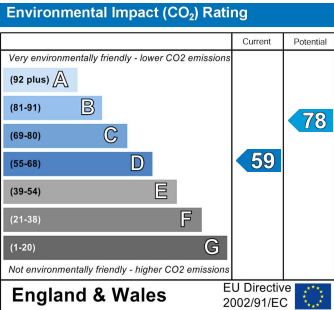
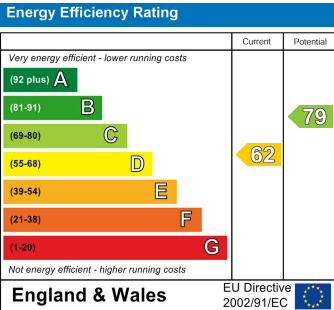
To the rear of the property is a private enclosed garden with a paved pathway, a laid lawn, an outhouse building, outdoor lighting and fence panelling

Outbuilding

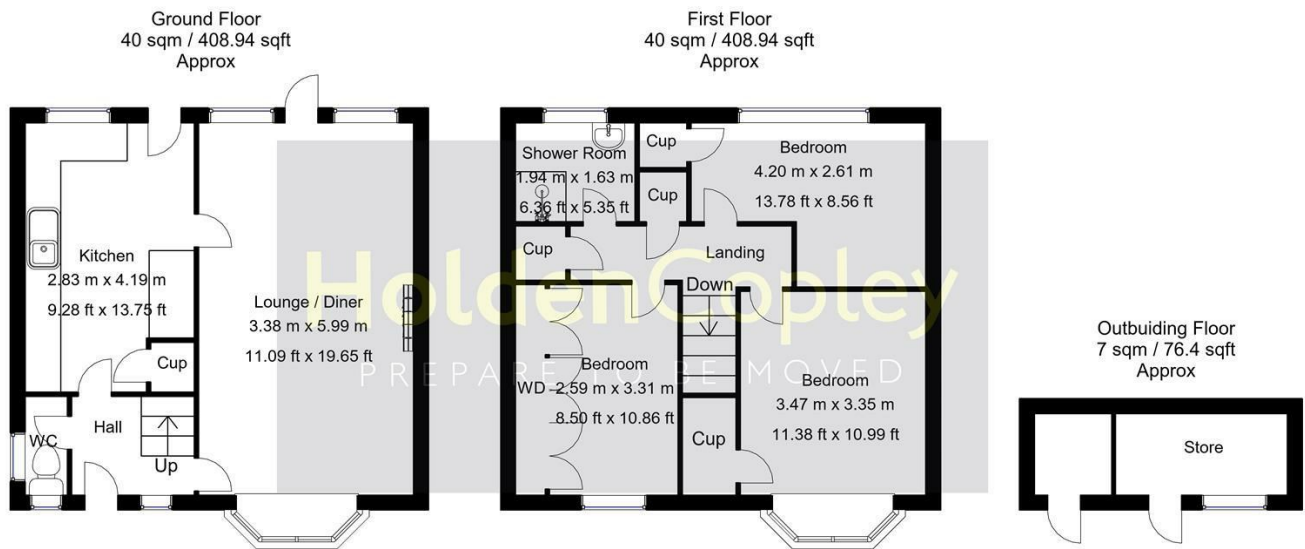
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